



[REDACTED]  
[REDACTED]  
9<sup>th</sup> December 2020

**SOLIHULL LOCAL PLAN – DRAFT SUBMISSION PLAN**  
**PROPOSED Allocation Site: HH1 – Land south of School Road, Hockley Heath**

**Gary Palmer,**  
**Group Manager – Policy and Delivery,**  
**Solihull MBC.**

**You have requested the views of local residents on the above-mentioned proposal.**

**I attach a copy of a letter, dated 10<sup>th</sup> March 2019, sent to you when the last proposal was put forward. I firmly believe that most of the issues raised are still pertinent to the current proposals.**

**Little has changed since that date. There is still no doctor, pharmacy or bank and we have recently lost our village Post Office and the nearest alternative in Earlswood. This has resulted in Lapworth Post Office, now the nearest, being inundated with clients. This is now operating at reduced hours. If anything, the social infrastructures has been eroded even more!**

**Likewise the physical infrastructure has also deteriorated. There is extra traffic on School Road, due not only to the School, but also to the road being used as a 'rat-run' from the new residential development at Blythe Valley. It is almost impossible for commercial HGV's to access the road safely.**

**Has any forecast been attempted to ascertain the likely increased traffic due to any residential development on this site? What about direct access onto School Road from driveways? Further, How many vehicles movements are forecast due to any new housing development here, bearing in mind that the local family home supports two or three private vehicles.**

**There is also the issue of additional school place requirements. How many school related movements are forecast? I understand the local school is operating at maximum capacity. Where will the additional places be accommodated?**

**In my opinion there are still a number of crucial issues to be resolved before further residential development takes place on School Road.**

**I trust these observations have been helpful.**

**Yours sincerely,**

[REDACTED]

**Alan Pickford**  
**Dip TP, MRTPI (Rtd)**



UNITED KINGDOM

10<sup>th</sup> March. 2019

**REMOVAL OF GREEN BELT BOUNDARY – 100+ HOMES TO BE BUILT ON  
SCHOOL ROAD**

**Gary Palmer,  
Group Manager – Policy and Delivery,  
Solihull MBC.**

**You have requested the views of local residents on the above-mentioned proposal.**

**I think that before this proposal proceeds there are two important issues that need to be resolved:**

**1 Is the physical infrastructure of the village capable of supporting further development? And**

**2 Is the social infrastructure of the village capable of supporting further development?**

**I believe that the answer to both of these questions is no!**

**Notwithstanding these comments, no doubt the development will go ahead so may I make some detailed observations (numbers refer to your consultation queries).**

**19. School Road is a narrow two-lane road with only limited footpaths. For most of the day this is limited to a single carriageway due to parking associated with the school, and not just for delivery and collection of pupils. Imagine the chaos when construction traffic is added to this problem.**

**Looking at the proposed 'Masterplan Options' it seems ludicrous to have the main site entrance so near the school. This would only add to the chaos. Further, to allow direct access onto School Road from properties fronting the road would also cause increased problems. May I suggest that the major site access would be preferable. say. opposite Tutnall Drive where a traffic island could be constructed. This would also help curtail speeding traffic down School Road.**

**Then there is the problem of access to the A3400. Due to the heavy volume of traffic using the A3400 through the village, on many occasions it is nigh on impossible to exit and turn south.**

**20. Please see my comments above. Sort out the access issues before allocating Site 25 for housing. Can the site with its limited access and availability of utilities accommodate 100+ homes?**

**There is also the availability of social infrastructure. How many school aged places would be required for 100+ houses? I understand that Hockley Heath Academy is already over-subscribed.**

**Then, of course, there is the lack of social facilities within walking distance of the site. bearing in mind the objective of cutting down on private vehicular journeys. I can re-iterate the lack of a doctor, a pharmacy and a bank but that has already been**

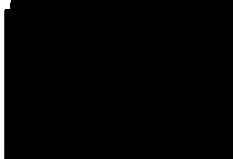
well-rehearsed. An ATM would be a useful addition to the village, especially as the local Post Office is under threat. I am sure there are many other urgent facilities required that I have not addressed.

21. I completely disagree with the stance taken by Solihull MBC over the Green Belt. They seem obsessed with the preservation of the so-called 'Meriden Gap' but on the south side of the Borough they appear to be quite happy to see the Green Belt disappear. Do we need a 'Hockley Heath/Henley in Arden Gap'?

The Green Belt is a part of Town and Country Planning folklore, from day one. Why abandon it now when it is sorely needed more than ever?

I hope these comments have been helpful.

Yours sincerely,



Alan Pickford

Dip TP, MRTPI (Rtd)